

KANAB PLANNING COMMISSION MEETING

MAY 20, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman, Teresa Trujillo, Pro Tem, Joan Thacher, Arlon Chamberlain, Byard Kershaw, Mike Downward, Kent Burggraaf, representative for the City Council, Staff Member Levi Roberts of Five County, Business / Land Use Coordinator, Gary McBride and Secretary, Jayme Jorgensen.

NOT IN ATTENDANCE: David Borup and Jeff Yates.

MEETING STARTED AT 6:33

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of the May 5, 2014 meeting as corrected and 2nd by Joan Thacher. Motion passed unanimously.

PUBLIC COMMENT: Caralee Woods asked if the minutes are on line. The minutes are on line as of November 5, 2013.

COMMENT: Mayor Houston invited everyone to attend the Town Hall Budget Meeting Thursday May 29, 2014 at 6:00 in the Kane County Commission Chambers.

PUBLIC HEARING: Chairman Trujillo entertained a motion to go in and out of a public hearing as needed. Byard Kershaw made that motion and 2nd by Arlon Chamberlain, motion passed unanimously. Joyce Bush addressed the commission about a lot line adjustment. She submitted an application for a lot line adjustment to expand lots 8 and 10 of the Kanawood #1 subdivision and remove lot #9, which is currently vacant. As displayed on the engineered plat provided, the proposal would create two lots from the existing three. Chairman Trujillo asked to go out of a public hearing. Levi Roberts said that Staff sees no reason not to approve. Staff recommends that the Planning Commission recommend to the City Council a Plat Amendment to lots 8, 9 and 10. Of Kanawood #1 subdivision, removing lot #9 and adjusting lot lines for 8 and 10, as displayed on the provided engineered plat with the following condition: That the applicant receives signatures from each owner of lot 8,9 and 10, acknowledging and dedicating the plat amendment. Chairman Trujillo entertained a motion to recommend a plat adjustment to the City Council. Mike Downward made that motion and 2nd by Byard Kershaw, motion passed unanimously.

7:00 Steve Hatch: Strike

7:15 Hammon: Strike

GENERAL PLAN REVIEW: The Planning Commission members directed Levi Roberts to make adjustments to the Future Land Use Map and to work directly with the Engineer. Levi Roberts said it should be ready by the next Planning Commission Meeting.

CHAPTER 3 REVIEW: The Planning Commission discussed some possible changes.

PAGE 1: First paragraph of 3.2, first sentence strike “promoting” and add “maintaining and continuing the beautification of downtown is an important community objective”. Strike starting with “that was demonstrated and ending with “and improving sidewalks and streets”. Insert a section on Urban Forestry.

PAGE 2: Strike the 1st sentence. Strike “through the downtown district”. Strike the 2nd paragraph. The 5th paragraph at the end of the sentence “ add “should be considered in design”. Strike the blue box.

PAGE 3: Strike the first paragraph. Move the Urban Forestry to page 1, 3.2. And add “The City should continue to support the Beautification Committee in encouraging Urban Forestry”. Strike 3.3. Add the goal box information to chapter 4.

PAGE 4: The picture should be changed to something more historical like the Heritage House. In 3.5 1st paragraph strike the sentence after “Kanab Community”. Strike the sentence starting with “National and State” and ending with “or construction techniques”. In the last paragraph change the word “reservation” to “preservation”. Strike the sentence in the last paragraph starting with “Several significant structures...” ending after “structures and cemetery”.

PAGE 5: no changes

PAGE 6: In the goals column, goals #2 . In the strategies column strike the bottom A and B box. Strike starting the 6th box I, the 7th box ii, the 8th box, move the 9th box up and strike the 10th and 11th box and consider them in chapter 4. In the action section, add City Boards and Committees should seek greater input from the Public. Including Businesses and the Chamber of Commerce, regarding Design Standards and Beautification. #2 strike the 1st 2nd and 3rd box.

PAGE 7: Strike all of #3 in the Goals Strategies and Actions, and consider adding it to the transportation section. #4 in the strategies column, box A change the words “district overlay” to “area”, and strike the B box. In the action column, strike the 3rd box. The last box, change the word “Pursue” to “support and encourage the pursuit of”.

STAFF REPORT: None

COMMISSION MEMBER REPORTS: None

COUNCIL MEMBER LIASON REPORT: Kent Burggraaf asked Gary McBride to make sure on the next Planning Commission Agenda to Notice Chapter 1 – 5.

Chairman Trujillo entertained a motion to adjourn, Byard Kershaw made that motion.

CHAIRMAN

DATE

